



**US Army Corps
of Engineers**

Vicksburg District
4155 Clay Street
Vicksburg, MS 39183-3435
www.mvk.usace.army.mil



Public Notice

APPLICATIONNO.:	JAF-MVK-2006-902
EVALUATOR:	Ms. Jennifer Fryar
PHONE NO.:	(601) 631-5853
FAX NO.:	(601) 631-5459
E-MAIL:	Jennifer.A.Fryar@mvk02.usace.army.mil
DATE:	January 30, 2007
EXPIRATION DATE:	February 20, 2007

Interested parties are hereby notified that the U.S. Army Corps of Engineers, Vicksburg District, and the Louisiana Department of Environmental Quality, Office of Environmental Services are considering an application for a Department of the Army permit and State water quality certification for the work described herein. A water quality certification is required in accordance with statutory authority contained in the LRS 30:2074 A(3) and provisions of the Clean Water Act. Comments should be forwarded to the Vicksburg District, Attention: CEMVK-OD-F, at the above address and the Louisiana Department of Environmental Quality, Office of Environmental Services, Post Office Box 4313, Baton Rouge, Louisiana 70821-4313.

The Louisiana Department of Environmental Quality has a copy of the application on file in their office in Baton Rouge and it may be inspected at any time between 8:00 a.m. and 4:30 p.m. weekdays. Copies may be obtained from the Louisiana Department of Environmental Quality upon payment of cost of printing. The Louisiana Department of Environmental Quality will make a final decision on the water quality certification pertaining to this application within 30 days after expiration of this notice.

Law Requiring a Permit: Section 404 of the Clean Water Act (33 U.S.C. 1344), which applies to discharges of dredged or fill material into waters of the United States.

Name of Applicant:

Mr. Toby Lowe
Oak Island Corporation
83226 Highway Department Road
Pearl River, Louisiana 70452

Name of Agent:

Mr. Steve Duvernay
Post Office Box 3127
Slidell, Louisiana 70459

Location of Work: Sections 31 and 32, T8S-R15E, UTM 16 238428E 3356115N, within the West Pearl River drainage basin, St. Tammany Parish, Slidell, Louisiana.

Description of Work: (See enclosed map and drawings.)

The following descriptions of the proposed project and associated impacts are based upon information provided by the applicant.

The applicant is applying for a Department of the Army permit to discharge dredged and/or fill material into wetlands associated with the construction of a residential development. Upon completion, the development would be comprised of single-family residences, access roads/cul-de-sacs, driveways, utilities, and a jogging path.

The proposed project site consists of 104.78 acres, of which approximately 25.0 acres are wetlands adjacent to Gum Bayou and West Pearl River. Vegetation growing in the wetland areas include *Pinus taeda* (loblolly pine), *Pinus elliottii* (slash pine), *Nyssa sylvatica* (black gum), *Acer rubrum* (swamp red maple), *Quercus nigra* (water oak), *Cyrilla racemiflora* (titi), *Ilex coriaca* (gallberry), and *Myrica cerifera* (wax myrtle). In addition, scattered woodwardia, virginia chainfern, nodding beaksedge and St. John's wort make up the herbaceous layer. The soil types located in the lower areas are Arat silty clay loam (Ar) frequently flooded, and Abita silt loam (Aa). These soils are characterized as hydric.

The proposed subdivision would consist of 154 lots for single-family housing. Approximately 12,900.0 cubic yards of sandy clay would be hauled in from a clean commercial source for use as the base fill for homes, driveways and other site features. The total amount, 12,900.0 cubic yards, would be placed in 8.0 acres of wetlands.

The remaining 17.0 acres of wetlands within the site would be avoided and not included in the lot layout of the subdivision.

The placement of dredged and/or fill material in waters of the United States associated with the mechanized land clearing and levee construction requires a Department of the Army Permit.

Upon reviewing this notice, you should write to this office to provide your opinion of the impacts this work will have on the natural and human environment and address any mitigation you believe is necessary to offset these impacts. Other comments are welcome, but the above information will further our review of the applicant's plan as proposed. Comments of a general nature are not as helpful as those specific to the impacts of the subject project.

State Water Quality Permit: The State Pollution Control Agency must certify that the described work will comply with the State's water quality standards and effluent limitations before a Corps permit is issued.

Cultural Resources: An initial review indicates that the proposed project would not affect any of the sites in St. Tammany Parish listed in the National Register of Historic Places. Copies of this notice have been sent to the State Historic Preservation Officer, Federally Recognized Tribes, and other interested parties for comment on potential effects to cultural resources that could result from this activity.

Endangered Species: Our initial finding is that the proposed work would not affect any endangered species or their critical habitat. This proposal is being coordinated with the U.S. Fish and Wildlife Service, and any comments regarding endangered species or their critical habitat will be addressed in our evaluation of the described work.

Flood Plain: In accordance with 44 CFR Part 60 (Flood Plain Management and Use), participating communities are required to review all proposed development to determine if a flood plain development permit is required. Flood plain administrators should review the proposed development described in this public notice and apprise this office of any flood plain development permit requirements.

Evaluation Factors: The decision whether or not to issue a permit will be based upon an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which may be expected to accrue from the proposal must be balanced against its expected adverse effects. All factors which may be relevant to the proposal will be considered; among these are conservation, economics, aesthetics, general environmental concerns, historic values, fish and wildlife values, flood damage prevention, land use classification, navigation, recreation, water supply, water quality, energy needs, safety, food requirements and, in general, the needs and welfare of the people. Evaluation of the proposed activity will include application of the guidelines published by the Environmental Protection Agency under authority of Section 404(b) of the Clean Water Act.

Public Involvement: The purpose of this notice is to solicit comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties. These comments will be used to evaluate the impacts of this project. All comments will be considered and used to help determine whether to issue the permit, deny the permit, or issue the permit with conditions, and to help us determine the amount and type of

mitigation necessary. This information will be used in our Environmental Assessment or Impact Statement. Comments are also used to determine the need for a public hearing.

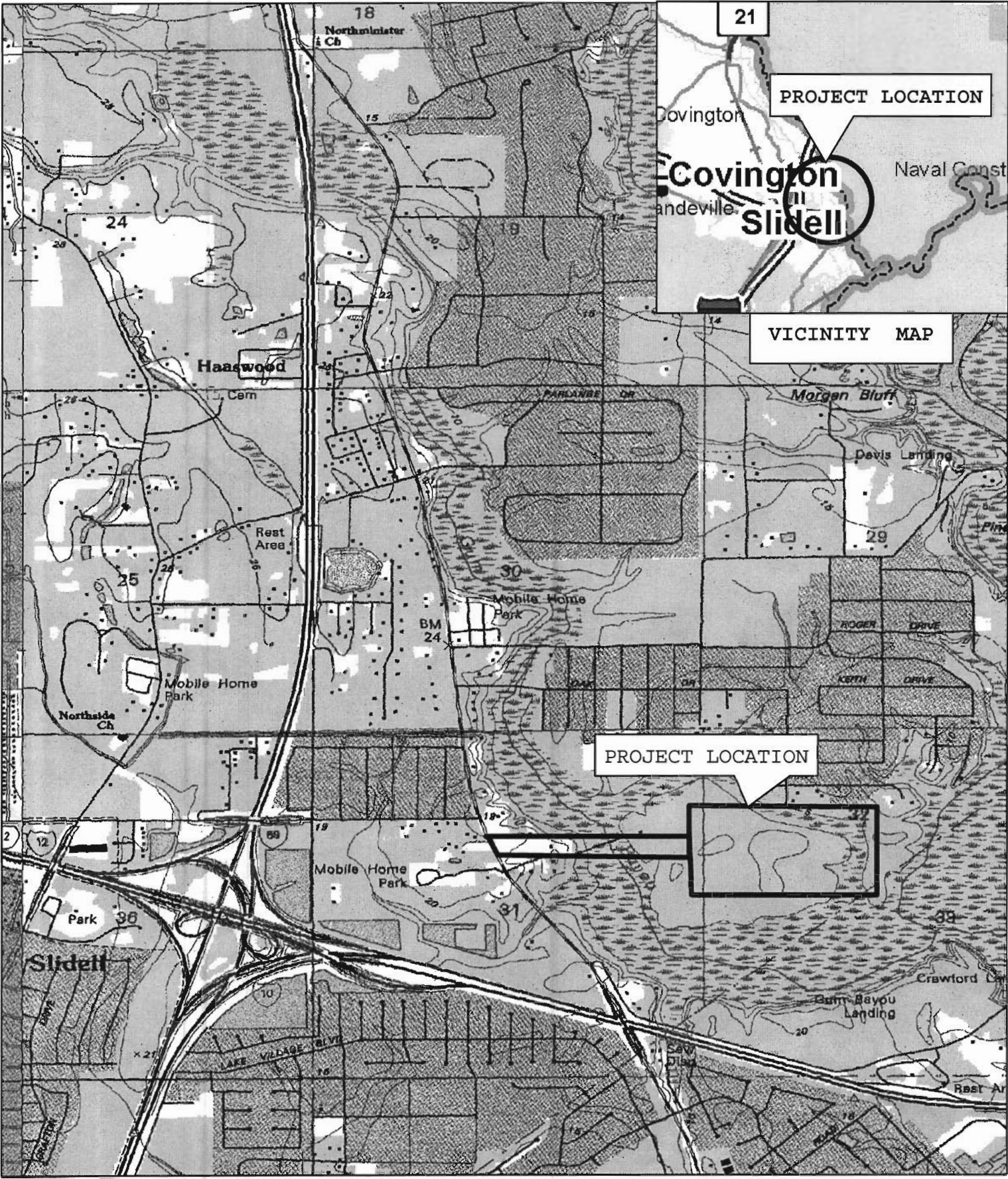
Opportunity for a Public Hearing: Any person may make a written request for a public hearing to consider this permit application. This request must be submitted by the public notice expiration date and must clearly state why a hearing is necessary. Failure of any agency or individual to comment on this notice will be interpreted to mean that there is no objection to the proposed work. Please bring this announcement to the attention of anyone you know who might be interested in this matter.

Notification of Final Permit Actions: Each month, the final permit actions from the preceding month are published on the Vicksburg District Regulatory web page. To access this information, you may follow the link from the Regulatory web page, <http://www.mvk.usace.army.mil/offices/od/odf/main.asp>, or go directly to the Final Permit Actions web page at <http://www.mvk.usace.army.mil/offices/od/odf/PubNotice/MonthlyNotice/pnmain.asp>.



Anne S. Woerner
Acting Chief, Evaluation Section
Regulatory Branch

LOFTON ESTATES



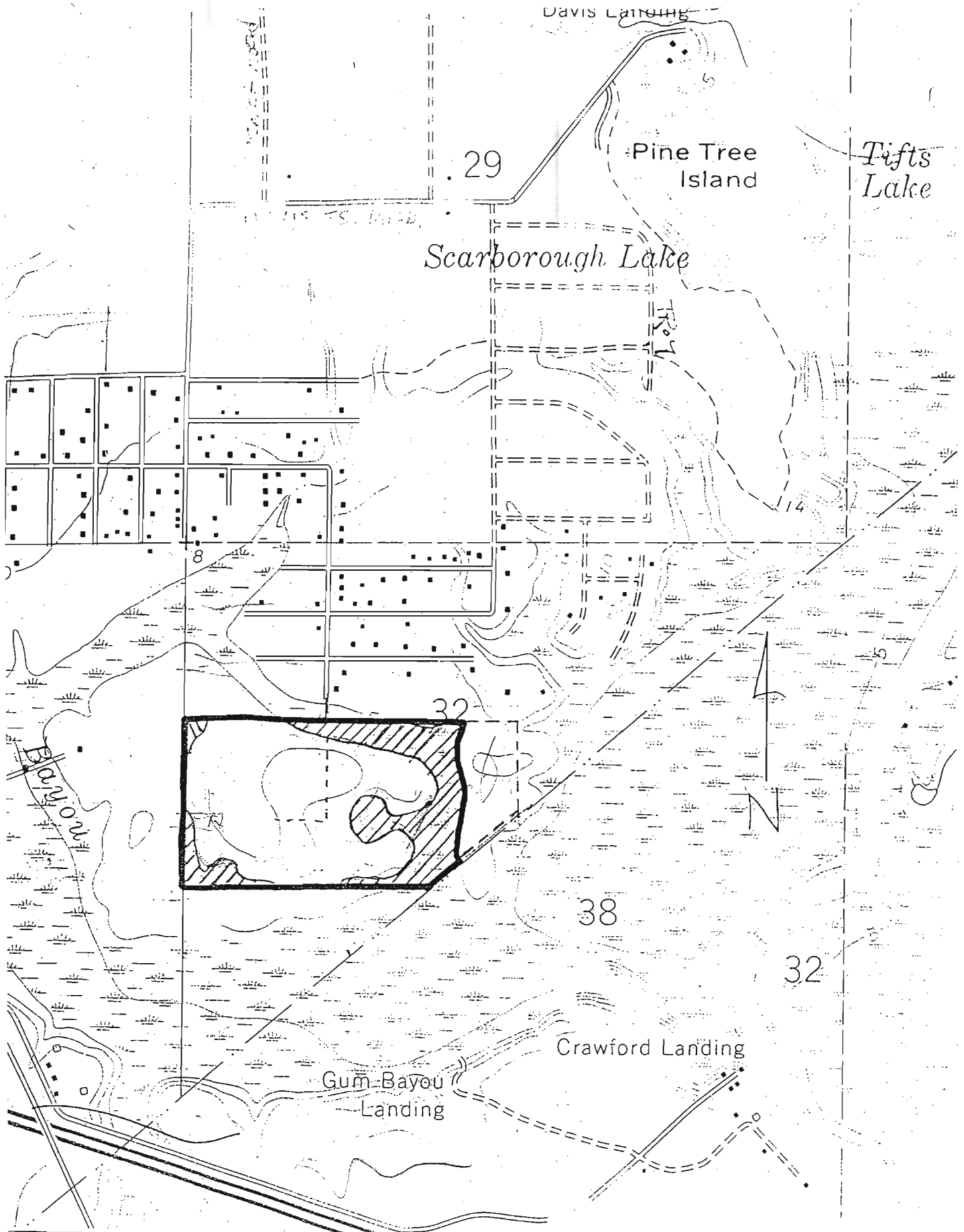
SLIDELL QUAD

1:24,000

0 0.25 0.5 1 Miles



CEMVK-OD-FE JAF-MVK-2006-902
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- Key
- Wetlands
 - Drains/Streams
 - Lakes/Ponds

CEMVK-OD-FP JAF-MVK-2006-902

OAK ISLAND CORPORATION

S89°55'00"E 2639.00'

100.00'

N00°06'00"E 995.30'

N89°50'00"W 1958.00'

S49°58'06"W 892.49'

CROSS HATCH
INDICATES WETLANDS

BASEBALL
DIAMOND
(PHASE 3)

4' JOGGING PATH
(PHASE 2)

PAVILION
(PHASE 3)

PICNIC AREA
(PHASE 1)

CROSS HATCH
INDICATES WETLANDS

CROSS HATCH
INDICATES WETLANDS

UNDEVELOPED
(SUBURBAN AGRICULTURE)

UNDEVELOPED
(SUBURBAN AGRICULTURE)

LOFTON
BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN JOSE, CALIFORNIA, THAT HE 1
ALL STREET RIGHTS THE PERPETUAL USE EASEMENTS SHALL HEREON AND NO C WOULD PREVENT TI

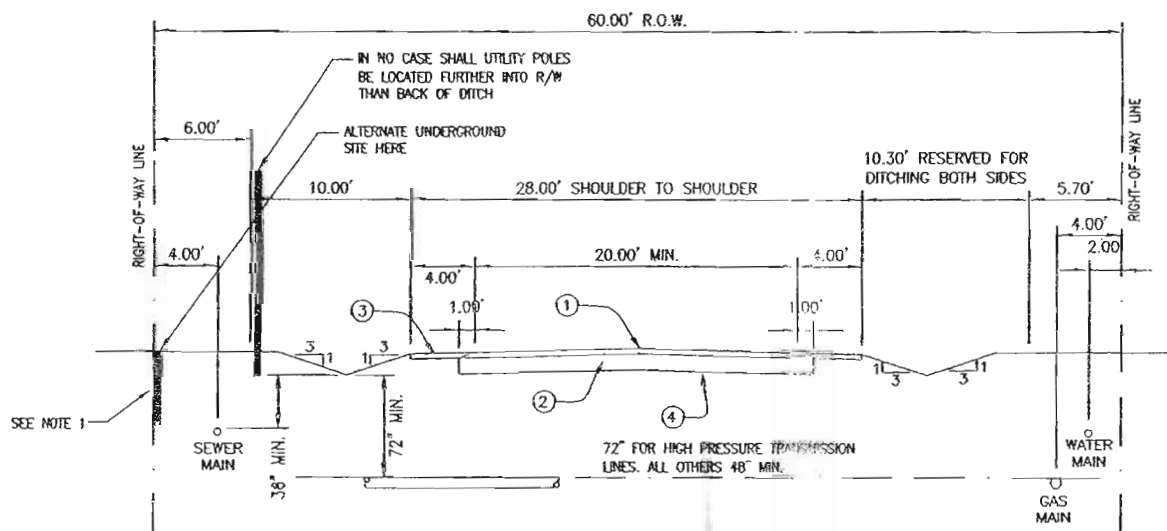
OWNER: SUMMIT
81.58 ACRES
AREA

9,100 SQ.FT.

CEMVK-OD-FP JAF-MVK-2006-902
OAK ISLAND CORPORATION

IN NO CASE SHALL UTILITY POLES
BE LOCATED FURTHER INTO R/W
THAN INDICATED BY THIS

60.00' R.O.W.



TYPICAL ASPHALTIC ROADWAY SECTION

60 FT. OR WIDER w/SURFACE DRAINAGE

NOTES:

1. ALL UNDERGROUND UTILITIES PARALLELING LANES SHALL BE A MINIMUM OF 36 IN. BELOW THE SURFACE. WHEN CROSSING LANES, UTILITIES SHALL BE A MINIMUM OF 48 IN. EXCEPT HIGH PRESSURE TRANSMISSION LINES SHALL BE A MINIMUM OF 72 IN. BELOW BOTTOM OF DITCH.
2. ALL AERIAL LINES PARALLELING LANES SHALL BE A MINIMUM OF 18 FT. ABOVE ROAD CROWN. AERIAL AUDIO/VIDEO LINES CROSSING LANES SHALL BE 18 FT. HIGH. ALL OTHERS CROSSING LANES SHALL BE 20 FT. HIGH.
3. DEVIATIONS FROM THESE STANDARDS MUST BE APPROVED BEFORE CONSTRUCTION BY THE PARISH ENGINEER.

LEGEND: FOR ASPHALT PAVING

- ① 4" THICK (MIN.) ASPHALT PAVEMENT. (2" TYPE DPW-1 WEARING COURSE, 2" TYPE 3 - BINDER COURSE)
- ② 12" (MIN.) EXISTING BASE, STABILIZED WITH 8% (BY VOLUME) TYPE 1 PORTLAND CEMENT, AND COMPACTED TO 95% OF ITS STANDARD PROCTOR DENSITY. (22' WIDE)
- ③ MIN. 6" THICK, SHOULDER BACKFIELD MATERIAL, COMPACTED TO 92% OF ITS STANDARD PROCTOR DENSITY. MATERIAL TO BE IN COMPLIANCE WITH THE APPLICABLE SECTION OF THE LOUISIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, AND LATEST REVISIONS THERETO.
- ④ EXISTING GROUND.

BASE PREPARATION AND PAVING NOTES:

1. ALL WORK AND MATERIAL TO BE IN COMPLIANCE WITH LOUISIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, LATEST EDITION, UNLESS OTHERWISE NOTED.
2. EXISTING TOP SOIL IN PROPOSED ROAD BED TO BE EXCAVATED (4" MIN. DEPTH) AND REMOVED AS NECESSARY FOR FINAL GRADE.
3. GRUB REMAINING BASE MATERIAL TO A DEPTH OF 12" BEFORE TREATING WITH CEMENT.

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